

**What is Claimed is:**

1. A property exchange management system, comprising:
- a multi-user data network,
  - 5       - at least one broker application implementing the exchange logic by controlling the flow of information in the system,
  - at least one property exchanger as a client,
  - and at least one qualified intermediary;
- 10       wherein the broker, the property exchanger and the qualified intermediary communicate by means of the multi-user network.
2. A system according to claim 1,
- wherein at least one database is connected to the broker.
- 15   3. A system according to claim 1,
- wherein the broker is designed to detect opportunities for, initiates and performs property exchange transactions.
4. A system according to claim 3,
- 20       wherein the broker is designed to detect opportunities for, initiates and performs property exchange transactions based on the exchanger's acquisition and disposition behavior.
5. A system according to claim 1,
- 25       wherein the broker is designed to edit legal documents to be transmitted to the qualified intermediary.
6. A system according to claim 1,
- wherein the property exchanger comprises a synchronization module for automatic
- 30   data exchange with the broker.
7. A system according to claim 6,
- wherein the synchronization module is designed for a data exchange between a procurement or financial planning system of the exchanger and the broker.
- 35

8. A system according to claim 1,  
wherein the broker is designed to exchange reports with the qualified intermediary  
which are digitally signed.

- 5 9. A method of managing a property exchange comprising
- establishing a multi-user data communication network between at least one broker application , at least one property exchanger as a client, and at least one qualified intermediary, and
  - implementing exchange logic by controlling the flow of information in the system.

10

10. A method according to claim 9,  
further comprising automatically detecting opportunities for, initiating, and  
performing property exchange transactions.

- 15 11. A method according to claim 10,  
wherein automatically detecting opportunities for, initiating, and performing  
property exchange transactions is based on the exchanger's acquisition and disposition  
behavior.

- 20 12. A method according to claim 9,  
further comprising editing legal documents to be transmitted to the qualified  
intermediary.

13. A method according to claim 9,  
25 further comprising synchronizing the exchange of data between the property  
exchanger and the broker.

14. A method according to claim 13,  
further comprising exchanging information between a procurement or financial  
30 planning system of the exchanger and the broker.

15. A method according to claim 14,  
further comprising exchanging information on sold and bought equipment as well as  
business plans between the property exchanger and the broker.

35

16. A method according to claim 9,  
further comprising exchanging digitally signed reports between the broker and the  
qualified intermediary.

5 17. A method according to claim 9,  
further comprising committing, signing, or encrypting like-kind transactions using  
public key infrastructure.

18. Computer Software implementing a method according to claim 9.

10

19. An Internet platform implementing a method according to claim 9.

20. A method for the automatic detection of like-kind exchanges,  
comprising the steps of:

- 15
- selecting combinations of the property owner's pool of acquired and disposed assets,  
and
  - matching the assets for a like-kind exchange.

21. A method according to claim 20,  
20 wherein the step of matching is based on a utility function using at least one of the  
variables of:

- amount of taxable income realized on disposition of assets,
- proceeds realized on disposition of relinquished property,
- like-kind characteristics of both relinquished and acquired property,

25

- the date a new asset is acquired,
- tax cost for acquired asset, and
- the number of days that have passed since an asset was relinquished.

22. A method according to claim 21,  
30 wherein at least two variables are weighted to combine for the utility function.

23. A method according to claim 20,  
wherein the variables of the asset selection are customizable manually or  
automatically.

35

24. A method according to claim 20,  
wherein the variables of the asset selection are customizable remotely over a multi-  
user data network.

5 25. Computer Software implementing a method according to claim 20.

26. An Internet platform implementing a method according to claim 20.

27. An optimization method for asset selection in like kind exchanges with adjustable  
10 parameters to meet needs of specific users, comprising  
- maximizing deferrals of taxable income,  
- minimizing bounded cash in a qualified intermediary account and  
- minimizing potential profit deferral that is allowed to be unutilized after a  
predetermined time period.

15 28. A computer software implementing a method according to claim 27.

29. An Internet based service platform implementing a method according to claim 27.

20

25

30

35